FLYFORD FLAVELL, GRAFTON FLYFORD & NORTH PIDDLE PARISH COUNCIL

Minutes of the Extraordinary Meeting held by ZOOM, on Tuesday 2nd February 2021

PresentP WakemanS DenshamD Waide (Chairman)J EastR DaveyA Short

Cllr L Robinson

Mark Broughton-Taylor attended as clerk

1. Apologies Ceri Bennett Rob Adams

2. Declaration of Interest:

Andrew Short declared that he was a close neighbour of both applicants in 4ii and 4iii below and that he had already submitted his own private comments and would add nothing more.

3. Public Participation:

Several members of the public attended the meeting to express their views concerning the applications below. The northern neighbour to Church Farm Cottage expressed some concerns about privacy and drew the parish council's attention to comments that they had submitted to Wychavon. The applicants for Church Farm Cottage attended the meeting and gave some clarification to the application concerning siting and other matters.

Other members of the public offered comments concerning Hill Top Farm and The Barn at Church Farm. There was considerable alarm concerning The Barn proposals and it was noted that a number of objections have already been posted on the Wychavon website.

It was also noted that earthworks were being undertaken at Church Farm.

The chairman thanked the public for their contributions and closed the meeting for member's discussion.

4. Co-option to the council.

Andrew Short had offered his services as a councillor for Flyford Flavell to fill the vacancy left after the resignation of Simon Kennedy. Andrew had previously served on the parish council up to about 15 years ago but had resigned due to work commitments. He has now retired and has more time available for community work and was happy to return to the council.

A hand ballot was taken and Andrew was unanimously elected to the council.

5. Planning Matters.

5i. Hill Top Farm Old Hill Flyford Flavell WR7 4DA

20/01933/RM 20/02435/S106

Discharge of Reserved Matters (amended details) Discharge of S106 agreement

Linda Robinson reported on the latest situation concerning these applications. The council is still waiting for the results of the private traffic survey to be submitted concerning the reserved matters application. The council were also still waiting for the general legal advice concerning the lifting of S106 matters. Linda stressed that this would be general advice and not specific to these particular cases. The planning officer had intimated that the parish council should write in with any questions it may have. It was agreed that the clerk would write to the planning officer and ask that the advice be shared when it had been received and to clarify what grounds are valid for approval or refusal of the application.

5ii. Church Farm Cottage Church Lane Flyford Flavell WR7 4BZ 20/02914/FUL

Mr & Mrs Quinn

Proposed new dwelling, including the resiting of a replacement garage and a new access.

The application was described by the clerk. The applicant interjected to clarify the position of the proposed property. The clerk thanked the applicant for the correction.

The parish council resolved to support the application in principle but wish to draw the attention of the LPA to the concerns raised by neighbours and the potential drainage issues on Church Lane, the visibility splays to the proposed new access to Church Lane and the issue of disposal of sewage. The applicant explained that Severn Trent has confirmed that a mains sewer is situated in Church Lane and that the proposed property will be connected. It was suggested that a permeable drive surface should be provided to alleviate surface water running down Church Lane and that an Environment

Management Plan put in place to control such things as hours of work and parking on the narrow lane.

The clerk was asked to formulate the final comment.

Proposed Pauline Wakeman. Seconded John East All in favour

4iii The Barn, Church Farm Church Lane Flyford Flavell WR7 4BZ 20/02495/FUL

Mr & Mrs Lang

Conversion of agricultural barn to use as holiday lets

The clerk described the application and was asked to remind councillors of the policies concerning holiday lets. He noted that the SWDP did not require the business case to be proved but as a farm diversification project it should enhance the busines of the farm and not detract from the main purpose of the enterprise. He cited the successful case the parish council made against the appeal which had been made for a similar proposal in North Piddle about two years ago.

It was also noted that a Part Q application GPDQ/15/01661/GPDQ five years ago had been refused for the same building due to inadequate structural integrity.

Neighbours comments were taken into account concerning possible disruption and added traffic in a very restricted part of the village. It was also noted that as there was no business case for the proposal it could possibly fail and a future application made to separate the dwelling in its own right.

The parish council resolved to oppose the application for the reasons stated and asked the clerk to prepare the final comment.

Proposed David Waide. Seconded John East. All in favour.

AOB

The clerk announced that Rob Adams had telephoned in the afternoon and had announced that due to the campaigning by our parish council he had managed to secure substantial extra funding for footpaths in the county.

Mr Doughty came back to ask whether in the interests of consistency the parish council should raise the concern about water run off onto Old Hill at Hill Top Farm. He also asked if a dangerous stile at the top of the steps off New Hill could be reported. The chairman thanked Mr Doughty for his comments but insisted that the meeting was now closed for public participation and that it he should close the meeting.

6. Dates of Next Meetings:

23rd March 2021

Signed:

Date: